



Kings Gate

November 2026
VOLUME 4, Issue 11



ADMINISTRATIVE OFFICES

Monday - Friday 9:00 a.m. - 4:00 p.m.
Closed for lunch from 12:00 -12:30 p.m. daily.

941-625-8245

Property Manager: Pam Bowman.....(941) 889-6613

Lifestyle Director: Alicia Jolicoeur.....(941) 764-1282
ajolicoeur@castlegroup.com

Receptionist: Chevy Means.....(941) 625-8245
cmeans@castlegroup.com

Billing Inquiries - Castle Group Mgmt:.....(800) 337-5850

TownSq Portal: <https://app.townsq.io>

Lion's Den Restaurant:(941) 625-0680

Golf Course Pro Shop:(941) 625-0680

After Hours and Billing Inquires:.....(800) 337-5850



Proudly
Managed by





YOUR HOME DESERVES
**YEAR-ROUND
COMFORT**

KEEPING SOUTHWEST FLORIDA
COOL, COMFORTABLE & EFFICIENT
SINCE DAY ONE.

SERVICES OFFERED:



AIR CONDITIONING



HEATING



INDOOR AIR QUALITY



ATTIC INSULATION

PROUDLY SERVING OUR SOUTHWEST FLORIDA COMMUNITY FOR 15+ YEARS



941.249.4438



PINOSAIR.COM



18260 Paulson drive
Suite A4
Port Charlotte, FL 33954

LIC#CAC1823415



2026 BOARD OF DIRECTORS

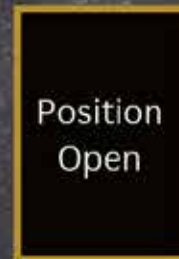
MASTER BOARD



John Chiarelli
President
jimmymagnum1795@comcast.net



Steve Sloan
Vice President
ssloan2kg@gmail.com



Position
Open

Treasurer



Kim Brock
Secretary
kimbrockkg@gmail.com



Jack Manning
Director
detjackmanning34@gmail.com



Phil Chapman
Director
pchapman0113@gmail.com

VILLA BOARD



Pam Clement
President
pclement919@gmail.com



Sharon Oliver-Altman
Treasurer
sa_oliver@hotmail.com



Cheryl Carnevale
Secretary
cheryl.carnevale@gmail.com



Dave Moriarity
Director
19vette63@verizon.net



Peter Tavana
Director
petertavana1@gmail.com



Unparalleled Property Services



Pam Bowman
Property Manager
pbowman@castlegroup.com
941-889-6613



Alicia Jolicoeur
Lifestyle Director/ Admin
ajolicoeur@castlegroup.com
941-764-1282



Chevy Means
Receptionist
cmeans@castlegroup.com
941-625-8245



Vitaliy Baranyuk
Maintenance Lead



Danielle Castelli
Custodian

Castle Management after-hours
800-337-5850



Welcome to Kings Gate Golf Club

Ethan Lester brings more than 30 years of experience in the golf industry to his new role with Hampton Golf at Kings Gate Golf Club in Port Charlotte. His career has given him a unique perspective on the industry, with experience ranging from golf course maintenance and agronomy to club operations, financial management, food and beverage, sales and marketing, and team leadership. Most recently, Ethan spent more than two decades at Maryland National Golf Club, where he served in a variety of leadership roles, including General Manager and Director of Maintenance, before ultimately becoming a Managing Partner. During his tenure, he helped lead the club to numerous regional and national accolades, including being named the #1 Golf Course in Maryland in 2015 and earning a Top 50 Public Courses in the U.S. ranking in 2025.



Ethan is excited to begin this next chapter with Hampton Golf and bring his industry knowledge, hands-on management style, and passion for developing strong teams to a new region. After spending much of his career in Maryland and the Carolinas, he is looking forward to getting to know the Southwest Florida golf community and becoming part of the Kings Gate family. He sees this opportunity as a chance to continue growing professionally while bringing his experience and fresh perspective to a new company and property.

Outside of work, Ethan is especially excited about his move to Southwest Florida, where he will be closer to his wife and their dog, who currently reside in Punta Gorda. And while he has spent much of his career focused on golf courses, operations, and everything that goes into making a club successful, he is looking forward to trying his hand at a very different Florida pastime—fishing. He may be new to the local waters, but he is hoping it won't take long for fishing to become his newest favorite hobby.



Meet Pam Bowman — Our New Property Manager!

A wealth of experience, a passion for people, love for family (human and canine) and a very special Megalodon tooth!

There's a new face at the Property Management office, and we're excited to introduce Pam to Kings Gate!

Pam brings a unique combination of experience, enthusiasm, and a genuine love of working with people. And while she may be new to her role with us, she certainly isn't new to property management—or to getting things done!

A Career Built on Experience

Before entering property management, she spent 20 years in the construction industry, where she gained extensive experience managing projects and seeing them through from beginning to end.

When she decided to explore a new career, she found her way into property management—and quickly discovered that she loved it.

“What I love about property management is that there is always something new”. Pam notes “I enjoy working with residents and having the opportunity to take a project from start to finish.”

She worked for Castle Group from 2015 through 2021, before leaving to pursue another opportunity. After several years away, she returned to Castle Group last month—and we're very happy to have her back!

A Heart for Service

Helping others doesn't stop when Pam leaves the office.

She currently serves as her chapter's president and as Vice President of the City Council for Beta Sigma Phi, an organization that is deeply committed to community service. Her dedication to helping others recently earned her the honor of being named Beta Sigma Phi's Southwest Florida Woman of the Year.

Clearly, giving back is something that comes naturally to Pam.

Family—and Three Very Special Dogs!

Family is an important part of Pam's life. Her daughter, Stephanie, was living in Cape Coral, and Pam and her son, Ryan, moved to Cape Coral after his graduation from high school.

But Pam's household isn't complete without her three four-legged family members:

- 🐾 Sawyer — a Yorkie
- 🐾 Ollie — a Pug
- 🐾 Nacho — a Boston Terrier

With three dogs, we're guessing there is never a shortage of personality at her house!

Look Down—You Never Know What You'll Find!

When Pam isn't working or volunteering, she loves spending time outdoors, especially shelling.

One of her favorite spots is Blind Pass on Sanibel Island, and she also frequently visits Manasota Key State Park.

And apparently, Pam has a pretty good eye for beach treasures. During one visit to Manasota Key, she discovered a rare Megalodon tooth!

That's an impressive addition to any shelling collection!

Her Door Is Open

Most importantly, Pam wants residents to know that she is here for you. She encourages everyone to stop by, introduce themselves, ask questions, share ideas, or bring concerns to her attention. Her philosophy is simple: if something isn't right, let's talk about it before it gets out of control.

She also hopes residents will become more involved in our community by joining a committee, sharing their talents, and helping shape the future of our neighborhood.

Her Vision for Our Community

Pam has an exciting vision for the future. She wants to help improve our amenities, encourage residents' involvement, and help make our community the very best place it can be for all of us.

So, if you haven't met her yet, stop by and say hello. And if you see her out walking her dogs or enjoying a day at the beach, be sure to say hello then, too!

Welcome, Pam! We're delighted to have you as part of our community—and we look forward to seeing what we can accomplish together!

Interviewed by Gail Mears



**FREE
TO ATTEND!**

PRESENTS

FISHING SEMINAR

CHARLOTTE HARBOR

*Local Waters. Real Tips. Better Days
on the Water.*

*Join us for an informative and engaging seminar
focused on fishing in Charlotte Harbor!*

Whether you're a seasoned angler or just getting started,
this seminar will give you valuable insights into the local waters,
helping you make the most of your time on the water.



WHAT FISH ARE READILY AVAILABLE?

Learn about the most
common species in
Charlotte Harbor and
when to find them.



BEST LURES & BAITS

Discover what works
best in the area and
how to use them
effectively.



WHERE TO FISH

Get tips on productive
spots, seasonal patterns
and techniques for
success.



ADDITIONAL TIPS

Gear, tackle, weather
considerations and
more!



**MONDAY, NOVEMBER 2
2:00 PM**



KINGS GATE PALACE THEATER



**PLEASE REGISTER AT THE
HOA OFFICE**

Space is limited!

*Bring your questions and get ready for a great
session filled with practical advice and local expertise!*



Pool Report

1. **New Chaise Loungers:** All of the new chaise loungers have arrived! I hope everyone is enjoying them. Residents now have a choice between cloth and strap loungers. The variety of styles and colors also adds visual appeal to the pool area.
2. **Pump Repairs:** Repairs to the pump leaks have been completed.
3. **Pool Filter Area Covers:** Office staff is researching new covers for the pool filter area to help keep animals and debris out and protect water quality.
4. **Pool Care Company:** A new pool company has been approved to take over the pool day-to-day maintenance. The company began in mid-October. The company hired is Kast Pools. They also service Sunseekers. The goal is to improve pool maintenance services, particularly algae prevention.

Respectfully,
Philip Chapman
Pool Liaison

Donate Blood

Kings Gate

Wednesday, November 11, 2026

9:00 am - 2:00 pm

Appointment link available in office.

CRAFT FAIR



NOVEMBER 7

10 AM TO 2 PM

Kings Gate
BALLROOM

**BOOTH
REGISTRATION
REQUIRED**

COST PER BOOTH RENTAL

**RESIDENTS: \$10
NON-RESIDENTS: \$20**

**ALL CRAFTERS MUST PROVIDE THEIR OWN TABLE.
2 CHAIRS PER BOOTH WILL BE PROVIDED.**

**SIGN UP IN HOA OFFICE
24000 RAMPART BLVD, PORT CHARLOTTE, FL**

Kings Gate

VETERANS DAY

BREAKFAST

\$14 per person

Veterans eat **FREE**

Menu

Scrambled Eggs
Pancakes, Syrup & Butter
Sausage & Bacon
Fresh Fruit
Coffee, Tea & Water

★★★★★
HONORING ALL WHO SERVED

Doors open 8:30 AM | Event begins at 9 AM

November 11 | Ballroom

FREE!

Kings Gate

SENIOR MEDICAL CLINIC

HEALTHY EATING

Who we are and what we do?

Introduction to us
& the services that
we provide at no
cost to you.

NOVEMBER 12

1:30 PM - 3:00 PM

PALACE THEATER

REGISTER NOW



CALL: 941-764-1282

EMAIL: AJOLICOEUR@CASTLEGROUP.COM

IN PERSON: HOA OFFICE



IRRIGATION & LANDSCAPE WORK ORDER?

HOW TO SUBMIT A REQUEST



Residents do not need to login. Please use this link to fill out a form and request a service or send a question:

<https://customerlink.dtelandscape.com/kings-gate>

Our staff will review your requests within 48 hours. If your request came in on Thursday, it will be reviewed by the following Monday or the next business day.

You will receive email notifications, and you can hit **REPLY** to communicate directly with a Down To Earth representative.

HOW TO SUBMIT EFFECTIVE WORK ORDERS

Please type in a detailed description of the issue (what, where, etc.) so Down To Earth can perform the job. We encourage you to upload photos in the **Files** field.

Examples of detailed descriptions:

- Please trim the bushes by same side as the A/C unit. I want them trimmed to the level of the bottom of the windows, and around the A/C unit.
- We have a brown area of grass in the backyard (east side). Please send someone to identify if the issue is related to the position of the sprinklers or it needs pesticides. See pictures attached.
- When my sprinklers go off, there is one that shoots water everywhere. It is the one located by the front window, next to the crotons. You will notice it because there is a pile of dirt. Please inspect and replace accordingly. I am attaching photos.

Weeds are growing through the cracks of the driveway, closer to the garage door. Please also see the weeds growing through hedges on left side of home (the side closer to the entry door)

WHAT IS CONSIDERED AN IRRIGATION EMERGENCY?



- ❖ Constant non-stop flowing water that will not shut down.
- ❖ Sprinklers will not turn off.

These 2 issues could indicate mainline breaks or stuck on valves, and they need immediate attention. Please call Down To Earth at **239-561-9184 x 2**

If the emergency happens after hours, please call **239-561-9184 x 2 and then Option 9.**



- ❖ Zones running during the wrong/day/time.
- ❖ Sprinkler needs to be redirected.
- ❖ Question about running schedule.

Please submit a Work Order via CustomerLink™ and our techs will take care of the issue according to the property's schedules.

INSURANCE

LUNCH 'N LEARN



NOV 13 | 1 PM–2:30 PM

PALACE THEATER

REGISTER IN THE HOA OFFICE

ENJOY LUNCH WHILE YOU LEARN!

**JOIN US FOR A FREE EDUCATIONAL LUNCH FOCUSED ON INSURANCE—
DESIGNED TO HELP YOU BETTER UNDERSTAND YOUR OPTIONS IN A
RELAXED, NO-PRESSURE SETTING.**

- ✓ **COMPLIMENTARY LUNCH**
- ✓ **HELPFUL, EASY-TO-UNDERSTAND INFORMATION**
- ✓ **OPPORTUNITY TO ASK QUESTIONS**

COME LEARN, CONNECT, AND ENJOY A GREAT AFTERNOON WITH NEIGHBORS!



L I B R A R Y

A Message from Your Resident Librarians, Janice & Barb

FIRST, we want to thank everyone who is helping us by not re-shelving returned books. We also want to thank those of you who have so generously donated so many newer books, many just released in 2025-2026.

One **ADDITIONAL REQUEST** is for those of you who borrow books from our library to please check your homes and bring back books you may have overlooked returning.

Looking for **NEW AUTHORS** to enjoy?

We understand that **KRISTIN HANNAH** is a favorite for many of you. This year alone we have added more than a dozen of her books, and yet we still struggle to keep even a few of her books on our shelves. You may want to try some of the following authors who have a similar writing style, and we currently have some of their books in our Kings Gate Library:

Kate Quinn
Kristin Harmel
Jodi Picoult
Martha Ann Kelly

Lisa See
Diane Chamberlain
Lisa Wingate

We're also hearing that **C.J. BOX** has some great "reads," including his Joe Pickett series. We're excited to announce that we've recently added about a dozen books written by **WILLIAM KENT KRUEGER** who has written a Cork O'Connor mystery series that now numbers 22, as well as 6 stand-alone books.

A few friendly ongoing **REMINDERS**:

Please do NOT re-shelve returned books. Simply leave them for us, and we'll make sure they are properly sorted and returned to the shelves.

Please only return complete puzzles with no missing pieces so that everyone can enjoy them. Also, please place puzzle pieces in a **zip-top bag** before returning the puzzle to the shelf.

Did you know? There are **additional puzzles available in the TV cabinet in the Residents Room**, so be sure to check there for even more options,

Thank you again for helping us keep our community library and puzzle collection organized and enjoyable for everyone.

Happy Reading and Happy Puzzling!
Janice & Barb, Your Resident Librarians



SENIOR LIVING

Lunch & Learn

An Assisted Living and Independent Living Program

- Using Engagement, Reflection and Education to transform our approach to Resident Care

Lunch will feature the same delicious food prepared and served to residents at the senior living community, giving you a true taste of what dining there is like.

Register Today



941-764-1282



ajolicoeur@castlegroup.com



in person in the HOA office

FREE

11/17

12 PM

Palace Theater

Kings Gate



THURSDAY, **19**
NOVEMBER

7 PM KINGS GATE
BALLROOM



DOORS OPEN AT 6:30 PM
HAPPY HOUR 6:30 TO 7:30 PM



BRING SNACKS FOR YOUR TABLE

NO OUTSIDE ALCOHOL PERMITTED

Activities/Clubs at Kings Gate

Arthritis Exercise CLASS POSTPONED-Watch your email for an update. Contact John Scarpelli 937-620-4550

Bid Euchre Mondays at 6:30 PM in the Card Room. Classes available to learn. Contact Cheryl Drake 734-558-3735

Billiards Mondays and Fridays at 11:30 AM. Contact Dan Strange 812-455-4226

Bingo First and third Mondays of each month. 6 PM Ballroom. Contact Barbara McClure 716-465-4692 – Please don't be late!

Bocce League Scheduled play returns in September. Contact Cheryl Drake 734-558-3735

Book Club Third Monday at 1 PM Palace Theater. Contact Gail Mears 603-481-0877 gailmears1@gmail.com

Bridge Tuesdays at 1 PM in the Card Room. Contact Karen Dahlseid 320-894-9895

Card Elimination 3rd Sunday of each month in the Card Room from 6-8 PM. For Summer play, contact Peter Tavana or Cindy Clark. For in-season play contact Laurie Wells at 701-238-2464.

Chair Yoga with Annette January-March, Mondays & Wednesdays at 12 PM in the ballroom. Bring your own mat, block & strap (Exact dates will be announced closer to the start.)

Coffee Talk with Management 4th Friday of each month at 9 AM in the Residents Room. Everyone is welcome to attend.

Corn Hole Wednesdays at 12-1:30 PM in Palace Theater. Contact Patty Lafferty 708-625-5196

Crafted in the Kingdom First Thursday of the month. October-April, 1 PM, Palace Theater-\$10.00/session-sign up in the HOA by the 25th of the month before class you plan to attend, all materials supplied.

Crafty Ladies Mondays in the Residents' Room, 10 AM Contact Linda Ashley 508-287-0289 (October – April)

Dominoes/Mexican Train Wednesdays and Saturdays in the Card Room, 12:50 PM. Contact Judy Przybysz at 443-350-5321 or judy.przybysz@gmail.com

Euchre Wednesdays at 6:30 PM in the Card Room. Contact Mary & Karl Ebert 585-298-1012

Fresh Catch Fish Co. 2nd Wednesday of each month, 12-1 PM in the parking lot. To pre-order, visit www.freshcatchfishco.com

Greeting Card Making Wednesdays at 9-11 AM, Residents' Room. \$5.00 for 4 cards. Contact Leslie Wright 913-207-7746 or Cindy Strohl 217-972-3414 (October – April)

Grief Support Group Meets every two to four weeks. Location varies each time. To attend, please contact Carol Butera 941-391-5883

Hand & Foot Mondays & Fridays at 1 PM in the Card Room, arrive 10 minutes early at 12:50 PM. Contact Judy Przybysz 443-350-5321

Honor Flight Fourth Wednesday of each month at 7 PM in the Imperial. Contact Charlie McClure 716-465-4472

Horseshoe League Saturdays, 9 AM January-April Contact Bob Spindler: Text 781-483-8633 or email captbob19@gmail.com

Kingo Second and Fourth Sunday at 6 PM in the Residents' Room. Contact Paul Brock 239-994-9038

Kings Gate Cruisers (Concierge Cruises) Second Monday of the month, 2:30 PM in the Palace Theater, Contact Mike Bierman 941-286-8767

Kings Gate Globe Trotters Travel Club Fourth Tuesday of each month, Palace Theater 1 PM – Contact Evelyn Ruff 941-276-5146 or Kim Brock 513-377-3669

Lawn Bowling Tuesdays and Thursday, 10 AM, Show up by 9:45 AM. League goes December-March. Must sign up. Contact Merv Ott 905-327-4152 or mervandCheryl@aol.com

Left, Right, Center (Dice Game) 4th Monday of each month at 6 PM in the Ballroom. Contact Denice Aguste 908-601-9462

Line Dancing Mondays at 10 AM in the Ballroom. \$5.00 per person (pay at each class).

LiteBeat Cardio Tuesdays & Thursdays at 10 AM in the Ballroom. Rose Horvath 508-816-7239 (classes on hold, will return mid-September)

Mahjong Tuesdays 6:30 PM & Thursdays 1 PM in the Card Room. Contact Pat Phillips 856-285-6238

Mat Pilates Tuesdays 9 AM Palace Theater. Contact Celeste 719-339-6502

Pickleball Club Pickleball club members meet at the Kings Gate Pickleball courts on Sundays, Mondays, Wednesdays, & Saturdays 8 AM-12 PM Thursdays 6:30 –8:30 PM Contact Dennis Gershkoff 401-219-4100

Ping Pong Mondays, 3 PM in the Billiards Room.

Poker Fridays from 6:30-8:30 PM in the Residents' Room. (nickel & dime) "Kings Gate Residents Only". Contact Pauline or Cliff 941-456-7915 (October – May)

Poker Wednesdays from 1-4 PM & 7-10 PM in the Residents' Room. Contact Ray Arcovio 941-626-6193

Potluck First Sunday of the month, 4:30-6:30 PM Residents' Room. Contact Sheree Mundy 708-954-7870

Sevens From Hell Cards Tuesdays and Thursdays, arrive by 12:45 PM, play at 1 PM Residents' Room. Contact Irene Adam 941-380-4955

Activities/Clubs at Kings Gate

Shuffleboard Leagues return November 9. Mondays at 2 PM - Contact Margie Robertson 269-719-5838

Singles Club If you're single and would like to meet new friends, join us every second Monday of each month at 6 PM in the Residents' Room. (October-May only) Contact Eileen Bott 201-602-4285 or Carol Rogers 941-626-4075.

Strength Training with Joyce Mondays (bands & free weights), Wednesdays (strength training & free weights), plus Seasonal Fridays (Circuit Training). 8:30-9:15 AM, Located in the Palace for the summer & the Ballroom in season. Contact Joyce Mignosa 941-979-9412

Sunday Scramblers 11 AM Residents' Room

Tennis Club Tuesdays, Thursdays, & Fridays from 8 AM -12 PM Meet at the Kings Gate Tennis Courts

Texas Hold' em Thursdays at 6:30 PM in the Residents' Room & Mondays, Tuesdays, Fridays, & Saturdays at 1 PM in the Residents' Room. Contact Roxanne Pino 609-685-642

Trivia Second Monday of each month at 6 PM Ballroom. \$10 per person, pre-registration required. Purchase tickets in the HOA office. (Bar available October-April)

Water Aerobics Year-Round - Monday- Friday at 9 AM at the pool. *Seasonal (no 10 AM June, July & August)* - Monday-Friday at 10 AM at the pool.

Water Volleyball Thursdays at 1:30 PM Gentle & 3 PM Advanced, Sundays at 1:30 PM Regular. All water volleyball takes place in the Kings Gate Pool.

Yoga with Naida Mondays & Thursdays 11 AM – 12:30 PM, Palace Theater. Bring your own mat, block & strap. Monetary Donations appreciated.



Marianne Lilly, Realtor of the Year 2019

- No Transaction Fee
- Serving Kings Gate Homeowners Since 2008
- Free Market Consultation
- Free Property Valuation for Estates
- 1031 Exchanges for Investment Real Estate
- International Transaction Team for Canadian Owners

"Let My Experience Work For You!"

Over 35 Years Local Real Estate Experience

www.KingsGateResales.com

email: LillyM@comcast.net



RE/MAX
HARBOR REALTY

(941) 764-7585

2026

NOVEMBER

Kings Gate

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Pot Luck 4:30 PM (RR)	2 Fishing Seminar 2 PM (PT) Bingo 6 PM (BR)	3 Vaccine Clinic 10:30 - 3 PM (PT)	4 Activity Meeting 2 PM (BR) Elections Committee Meeting 3 PM (BO)	5 Crafted in the Kingdom 1 PM (PT)	6	7 Craft Fair 10 AM-2 PM (BR)
8 Kingo 6 PM (RR)	9 Kings Gate Cruisers 2:30 PM (PT) Singles Club 6 PM (BR) Trivia 6 PM (BR)	10 ACC Meeting 9 AM (BO) Style Workshop 2 PM (PT)	11 Veterans Day Breakfast 9 AM (BR) OneBlood 9 AM-3 PM (PT) Fresh Catch 12 PM (PT)	12 KSG BOD Budget Meeting 1 PM (BR) Healthy Eating 1:30 PM (PT) Music Bingo 6 PM (BR)	13 Amerlife Lunch & Learn 1 PM (PT)	14
15 Card Elimination 6 PM (CR)	16 Book Club 1 PM (PT) Bingo 6 PM (BR)	17 Lexington Manor Lunch & Learn 12 PM (PT) Travel Club 1 PM (IR)	18 Honor Flight 7 PM (IR)	19 Vik Budget Meeting 10:30 AM (BR) KSG BOD Meeting 2 PM (BR) Diva Show 7 PM (BR)	20 Neoform Lunch & Learn 12 PM (PT)	21
22 Kingo 6 PM (BR)	23 Comedy Show 6 PM (BR)	24 ACC Meeting 9 AM (BO)	25	26	27 Coffee Talk 9 AM (BR)	28
29	30					

All scheduled happenings are subject to change.

Room Codes			
BO - Board Room	IR - Imperial Room	BC - Bocce	
RR - Residents Room	PL - Parking Lot	LB: Lawn Bowling	
CR - Card Room	PO - Pool	TP: Tennis/ Pickleball	
PT - Palace Theater	BDR - Billiards Room		
BR - Ballroom	HO - Horseshoes		



WEEKLY CALENDAR

Sat

8 AM - 12 PM
Pickleball Club (TP)
12:50 PM Mexican Train (CR)
1:00 PM Texas Hold'em (RR)

3:00 PM Advanced Water Volleyball (PO)
6:30 PM Texas Hold'em (RR)
6:30-8:30 PM Pickleball (TP)



FREE

WELLNESS LUNCH 'N' LEARN

THIS COMPANY IS COMMITTED TO ADVANCING THE UNDERSTANDING OF REGENERATIVE MEDICINE THROUGH ONGOING RESEARCH, EDUCATION, AND RESPONSIBLE CLINICAL EXPLORATION.

AS THE SCIENCE SURROUNDING CELLULAR THERAPIES CONTINUES TO EVOLVE, OUR FOCUS IS ON HELPING PEOPLE BETTER UNDERSTAND THE RESEARCH, THE EMERGING POSSIBILITIES, AND THE IMPORTANT QUESTIONS SHAPING THE FUTURE OF REGENERATIVE MEDICINE.

IT HELPS PEOPLE WITH THEIR PAIN AND JUST A FEW OF THE LISTED AREAS, BACK PAIN , NECK PAIN , ARTHRITIS, JOINT PAIN OR/ AND DEALING WITH OUR BODIES BREAKING DOWN.

Kings Gate
Palace Theater
Friday, 11/20
12 PM

REGISTRATION



HOA office



941-764-1282



ajolicoeur@castlegroup.com

KINGS GATE GLOBETROTTERS TRAVEL CLUB

Evelyn Ruff 941 276-5146
Kim Brock 513 377-3669

Meet the 4th Tuesday of every month in Palace Theater at 1:00
OYO = lunch on your own

FOR NOVEMBER, WE WILL MEET ON TUES NOV 17 IN THE IMPERIAL ROOM AT 1:00

Thurs	11/05/2026	Mote new Sea Aquarium- Trader Joes - lunch (OYO) Detweilers farm market - Venice	\$36.00 car pool ck payable to Evelyn Ruff	Evelyn
Tues	11/10/2026	Bob Hope show at Military Heritage Museum make ck payable to Evelyn Ruff, 7:00 pm	\$52.00	Evelyn
	Dec ???	Punda Gorda Garden Club house tour	approx \$25-30	Kim
Tuesday	12/15/2026	Xmas party in residence room - pot luck yankee swap gift \$20, 5 -7:00 pm Main meat provided by club	\$5 with committee	Kim/Evelyn
Thurs	12/17/2026	Calyp soul Xmas songs of the islands 7:00 pm show – Military Heritage Museum	\$46	Evelyn
Sun	01/17/2027	Marina Jacks luncheon cruise Sarasota car pool	approx \$60	Kim
Fri	01/29/2027	Murder Mystery dinner train "Bullets & Bobbi Socks" 5 course dinner - in Ft Myers	\$ 140 includes tax	Kim
Thurs	02/11/2027	Elephant ranch and lunch (OYO)	\$45	Evelyn
Tues	02/16/2027	Peace river wildlife and lunch at TBD restaurant in Fisherman Village (OYO)	\$10.00	Kim
Sat	03/06/2027	Broadway palm dinner theater "GREASE" matinee	\$115 with bus	Evelyn
Sun	03/20/2027	"KinKy Boots" at Venice Theater – 2:00 matinee	TBD	Evelyn
Mon-Fri	Apr 5-9	Branson Mo - Allegiant airlines. Diamond Tours	approx \$1200	Kim
Wed	Apr 14	Picnic Lunch at Gilcrist Pk	\$5.00	Evelyn/Kim
	APR ???	Tiki Boat and pizza party (max 30 people)	approx \$75	Evelyn



AGS ANDERSON GARAGE DOOR & SHUTTER CO.

WE BELIEVE IN DOING THINGS RIGHT OR NOT AT ALL



NEED MORE PROTECTION? WE'VE GOT YOU COVERED!

ACCORDION SHUTTERS



- ✓ HURRICANE PROTECTION
- ✓ DURABLE & LIGHTWEIGHT
- ✓ EXPERT CRAFTSMANSHIP AND ATTENTION TO DETAIL

ROLL DOWN SHUTTERS



- ✓ HURRICANE PROTECTION
- ✓ EXPERT CRAFTSMANSHIP AND ATTENTION TO DETAIL
- ✓ MOTORIZED ROLL DOWN SHUTTERS

TORSION SPRING REPAIR

ONLY

\$375*

RESIDENTIAL SIZE SPRINGS



SPRING CONVERSIONS
AVAILABLE!



FAST
SERVICE



QUALITY
WORK



LOCAL &
TRUSTED

*Parts and labor included.
Residential size springs only.
Not valid with any other offers.



941-625-3995

**CALL TODAY FOR
FAST SERVICE!**

WE DO IT ALL!

- ✓ Garage Doors
- ✓ Garage Door Repairs
- ✓ Torsion Spring Repair – \$375
Residential Size Springs
- ✓ Spring Conversions
- ✓ Garage Door Openers
- ✓ Sliding Garage Screens
- ✓ Motorized Garage Screens
- ✓ Roller Shades
- ✓ Motorized Awnings
- ✓ Carports
- ✓ Accordion Shutters
- ✓ Roll Down Shutters
- ✓ Impact Bahama Shutters
- ✓ Storm Panels
- ✓ Window Replacements
- ✓ Acrylic Windbreakers
- ✓ Vinyl Windbreakers
- ✓ Screen Enclosures
- ✓ Front Entryways



FRONT ENTRYWAYS



GARAGE DOORS



ROLL DOWN SHUTTERS



WINDOW REPLACEMENTS



COME VISIT OUR SHOWROOM AT
18410 Paulson Dr Unit 5
Port Charlotte, FL 33954



OPEN BY
APPOINTMENT ONLY

SCC131153532

SCC131153493

SCC131153484

Kings Gate Onsite Vaccine Clinic

Protection You Can Trust, Care You Deserve.

November 3
10:30 AM - 3:00 PM
Palace Theater

Protect what matters most.
➤ RESERVE YOUR SPOT TODAY! ➤



WE COME TO YOU!

Convenient, on-site vaccination clinics for your community.

WE OFFER:

 FLU Stay ahead of the season.	 PNEUMONIA Help protect your lungs.	 HEP B Help protect your liver.	 COVID-19 Stay up to date. Stay protected.	 RSV Help protect your lungs and respiratory health.
--	---	---	--	--



NO COST TO THE COMMUNITY

Vaccines are billed directly through insurance, with no out-of-pocket cost for eligible patients.

 Convenient on-site vaccination	 Help protect your residents, employees or members	 Multiple vaccine options available in one visit
--	---	---

Kings Gate

Stained Glass SUNCATCHERS

Join us for a fun-filled stained glass class where you can explore your artistic side and learn great techniques. Whether you're a beginner or an experienced artist, this class is suitable for all skill levels.

LIMITED TO 5 REGISTRANTS

December 8
9:30 AM - 12:30 PM

\$50 Per suncatcher. All supplies included.

Register with **Kathy Fitzgerald: 201-956-0977**



OUTDOOR SHUFFLEBOARD Leagues RETURN

 **MONDAY, NOVEMBER 9**

 Play will be on **MONDAYS AT 2 PM**

CALL MARGE ROBERTSON
269-719-5838



Kings Gate

Music Bingo

Bring snacks for your table

\$10 per ticket

Join us for a night of fun and music at Kings Gate's Music Bingo Night!

THURSDAY, NOVEMBER 12
6 PM | Doors Open 5:30 PM | Happy Hour 5:30-6:30 PM

Proudly hosted by: Great Big Trivia * GreatBigTrivia.com

No outside alcohol permitted



Kings Gate

A style workshop on a wide variety of topics, from the right accessory size, what's your best handbag color/size, what are the best colors for you!



Wendy Garbus
CERTIFIED IMAGE CONSULTANT

As a Florida resident and style expert, I want to see you embrace a fun, effortlessly-stylish wardrobe that moves with you, taking you from pickleball games to beachside dinners to leisurely strolls at the farmer's market.

Date: November 10
Time: 2 PM
Place: Palace Theater

FREE!

Register in the HOA office
call: 941-764-1282
email: ajolicoeur@castlegroup.com

Kings Gate

THE CLEANER COMEDIAN

BOBBY GOLDSMITH

Join us for a night full of laughter



\$10 Per Ticket

COMEDY NIGHT

Monday, November 23
6 PM show time

Doors open at 5:30 PM
Happy Hour from 5:30-6:30 PM

Bobby Has been
Featured in and Seen on...

No Outside Alcohol Permitted!

Bring Snacks for your table

NBC CBS abc CNN HGTV

Kings Gate

CART CAROLING

Cart Caroling After Party

December 11 / 4:30 pm
Palace Theater

December 11 / 6:30-9:30 pm
Ballroom
Happy Hour 6:30-7:30 PM

After Party Featuring
DJ Michael White & FOOD!

\$10 per person



SEASON'S GREETINGS

No outside alcohol permitted

Kings Gate

You are invited to a

HOLIDAY Dance

SAVE THE DATE

DECEMBER 18

6-9 PM
Happy Hour 5:30-6:30 PM
Ballroom

\$15 Per Ticket

Live music featuring



Tin Can Tourist Productions

Bring snacks for your table

No outside Alcohol Permitted



LAUGHTER YOGA

Join Empath Health for a free, one-of-a-kind fitness and socialization activity. Laughter Yoga is an aerobic exercise that combines guided deep breathing with laughter sounds!

Created in 1995 by Dr. Madan Katarina, laughter yoga improves circulation, promotes digestion, reduce pain, promotes emotional balance and more.

Tuesday, December 8
2:00 PM - 2:30 PM

Kings Gate
The Palace

Chair yoga. No equipment needed.

Kings Gate

New Year's Eve Party

THURSDAY, DECEMBER 31

Join us for an unforgettable night of celebration as we count down to 2027

8 PM to Midnight | Ballroom
Doors open at 7 PM
Happy Hour 7:30-8:30 PM

Enjoy complimentary snacks and an unlimited coffee bar included with your ticket purchase.

Featuring "That Guy" & Clique Photo Booth

\$15 Per Ticket

2027

Complimentary toast at midnight!

FREE!

Kings Gate

SENIOR MEDICAL CLINIC

CRAFTING EVENT

LIGHT BREAKFAST PROVIDED

Who we are and what we do?

Introduction to us & the services that we provide at no cost to you.

DECEMBER 8

10 AM - 12 PM

PALACE THEATER

REGISTER NOW

CALL: 941-764-1282
EMAIL: AJOLICOEUR@CASTLEGROUP.COM
IN PERSON: HOA OFFICE

CHAIR Yoga Class

Take a break from the stress and hustle of daily life and join us for a rejuvenating chair yoga class.

12:00 PM-12:45 PM
Mondays & Wednesdays
Ballroom

Classes begin January 18 and end on March 31.

If able, bring a mat, a strap, & a block.

*** No registration needed**

Kings Gate

Kings Gate



LINE DANCING

EVERY MONDAY

10 AM

BALLROOM

COST PER PERSON: \$5
(PAY AT EACH CLASS)

Kings Gate

Left Right Center

Join us for a night full of Fun & Laughter!

Bring snacks for your table

Fourth Monday of each month in the Ballroom at 6 PM

BRING QUARTERS OR DOLLARS

Kings Gate

Mat Pilates

Morning Session

BREATHE • STRETCH • STRENGTHEN

Tuesdays

9 AM

(50 MINUTE SESSION)

CLASSES BEGIN 10/20

Palace Theater

BRING A YOGA MAT

CALL CELESTE WITH QUESTIONS 719-339-6502

NO REGISTRATION REQUIRED

DONATIONS WELCOME, BUT NOT REQUIRED

Kings Gate

CARD ELIMINATION

LET THE GAME BEGIN!

AN EXCITING CHANCE TO WIN MONEY, MEET YOUR NEIGHBORS & LEARN A FUN NEW GAME!

ARRIVE AT 5:15 PM	3rd Sunday of each month	CARD ROOM
6-8 PM		

4 people per group
bring 1 deck of cards per group
exact change required: 5 dimes, 6 quarters, 3 One Dollar bills
Bring snacks for your table
Space limited, so register soon

Contact Laurie at 701-238-2464 with questions

Kings Gate

LiteBeat Cardio!

Stay in shape with LiteBeat Cardio! We have an engaging and curated class to get you fit while having fun.

Get Fit With Us!

Every Tuesday & Thursday
10 AM (45-minute class)
Ballroom

Kings Gate

Coffee Talk With Management

9 AM

RESIDENTS ROOM

4TH FRIDAY OF EACH MONTH

Kings Gate

STRENGTH TRAINING WITH JOYCE

MONDAY - BALLROOM (STRENGTH TRAINING)
WEDNESDAY - BALLROOM (STRENGTH TRAINING)
FRIDAY - BALLROOM (CIRCUIT TRAINING)
-FRIDAYS RETURN NOV 6

8:30 AM TO 9:15 AM

Benefits of weight lifting classes for women

1. improves strength
2. improves athletic ability
3. lowers body fat
4. helps lessen pain, injury, & arthritis
5. lowers LDL (bad cholesterol), improves cardiovascular health
6. increases spinal bone & mineral density
7. increase better mood & confidence

Join us, work at your own pace, see the difference it makes.

Kings Gate

TRIVIA NIGHT

Fun Night

2ND MONDAY OF EACH MONTH IN THE BALLROOM

5:30-6:30 PM HAPPY HOUR

6 PM

\$10 PER TICKET | MAX. 10 PER TEAM

Bar Available April - October

No outside Alcohol Permitted



townSq

Increase Communication & Collaboration in your HOA

COMMUNITY LIVING, SIMPLIFIED.

www.townsq.io

To ensure you don't miss important updates, residents are encouraged to use TownSq as the primary source of communication from Management.



2027 CONCERT SERIES



JANUARY 28



FEBRUARY 16



MARCH 19

\$80 for all 3 or \$30 per concert

Kings Gate

WCE
WILLIAM CLASE ENTERTAINMENT

Kings Gate

THE KINGS GATE BOOK CLUB: NOVEMBER MEETING ANNOUNCEMENT

ALL KINGS GATE READERS ARE INVITED TO JOIN THE BOOK CLUB ON THE THIRD MONDAY OF EACH MONTH AT 1:00 P.M. IN THE PALACE THEATER



LOVE READING AND DISCUSSING GREAT BOOKS? JOIN THE KINGS GATE BOOK CLUB ON THE THIRD MONDAY OF EACH MONTH AT 1:00 PM IN THE PALACE THEATER!

OUR NOVEMBER PICK IS ERNEST HEMINGWAY'S CLASSIC, FOR WHOM THE BELL TOLLS. THE STORY FOLLOWS ROBERT JORDAN, AN AMERICAN EXPLOSIVES EXPERT BEHIND ENEMY LINES DURING THE SPANISH CIVIL WAR. TASKED WITH BLOWING UP A STRATEGIC BRIDGE, JORDAN FALLS FOR A YOUNG REFUGEE NAMED MARÍA WHILE FACING THE BRUTAL REALITIES OF DUTY AND SACRIFICE. COME SHARE YOUR THOUGHTS WITH US ON NOVEMBER 16TH!

HAVE QUESTIONS OR NEED DETAILS? REACH OUT TO GAIL MEARS AT 603-481-0877 OR GAILMEARS1@GMAIL.COM. WE CAN'T WAIT TO SEE YOU THERE!

Kings Gate

WATER AEROBICS



Looking for a fun and low-impact way to stay fit and healthy? Look no further than water aerobics!

Join Now

**Every Weekday at 9 AM (always)
Every Weekday at 10 AM (seasonal)
in the Kings Gate pool**

Kings Gate

YOGA CLASS

Yoga from the Heart
**Mondays & Thursdays
11:00 AM - 12:30 PM
Palace Theater**

CLASSES BEGIN SEPTEMBER 14

Flexibility ~ Strength ~ Balance ~ Mindfulness



Your Yoga Instructor, Naida, is a **Registered Yoga Teacher (RYT)**

What to Bring:
Yoga Mat
Block
Strap

No Registration Required

Any donations would help with maintaining Naida's certification. Yoga teachers need so many hours, plus teaching time, to keep their certification.

FREE GOLD & SILVER ROADSHOW

Buying Event

Exclusively for Residents and Guests of
**KINGS GATE
Palace Theater**
20-MINUTE APPOINTMENTS
THURSDAY, JANUARY 14TH | 9:00AM-4:00PM

TO BOOK YOUR APPOINTMENT
CLICK LINK BELOW or Scan the QR code:
www.calendly.com/dmkmetal/kings-gate-11427

WALK-INS WELCOME ALL DAY

WE EVALUATE & BUY YOUR UNWANTED:

- GOLD & SILVER JEWELRY
- STERLING FLATWARE (NOT PLATED)
- STERLING TEA SETS (NOT PLATED)
- GOLD WATCHES
- GOLD AND SILVER COINS
- DENTAL GOLD & MORE!

"How to Identify your Gold & Silver Treasure"
"Watch this video to learn how to find the items we buy".
www.youtube.com/watch?v=Lj0ZAQvtNM&list=PL

If you need help booking an appointment,
Please contact David Kaz or Alicia Jolicour

Kings Gate



Kings Gate

CRAFTED IN THE KINGDOM

DIY WITH A ROYAL TWIST

JOIN US ON THE FIRST THURSDAY OF EACH MONTH AT 1 PM IN THE PALACE THEATER (OCTOBER-APRIL) FOR A CREATIVE ADVENTURE! WHETHER YOU'RE A SEASONED CRAFTER OR TRYING SOMETHING NEW, "CRAFTED IN THE KINGDOM" IS YOUR CHANCE TO CREATE BEAUTIFUL, HANDS-ON PROJECTS IN A FUN AND WELCOMING SPACE.

ALL MATERIALS PROVIDED. JUST BRING YOUR CREATIVITY (AND MAYBE A FRIEND!).
TAKE HOME YOUR HANDMADE MASTERPIECE.
LAUGHTER, LEARNING, AND LIVELY COMPANY GUARANTEED!

\$10 Per Crafter due at registration

Deadline to register: The 25th of the previous month

December Craft
Sock Snowmen



SIGN-UP IN THE HOA OFFICE
LET YOUR CREATIVITY REIGN AT KINGS GATE!

 CASTLE GROUP

Architectual Control Committee



Any changes to the exterior of the home, whether front, back or side needs to be approved by the ACC.

If you're ever unsure about an ACC request, we warmly encourage you to attend an ACC meeting for guidance. The committee meets on every other Tuesday at 9:00 AM and is always happy to help clarify the process.

Please keep in mind that all approvals and denials are made by the ACC. Our HOA office team is here to support and assist, and we truly appreciate your kindness and understanding when reaching out.



Debra L. Willison Realtor

debra.willison@remax.net

585-645-5331

I live, golf, swim,
play & sell homes
in Kings Gate!

- Punta Gorda
- Port Charlotte
- North Port • Arcadia
- Venice • Englewood

I have sold or listed
homes in these areas.



RE/MAX
PALM REALTY



301 S. Marion Avenue
Punta Gorda, Florida
My office

THOMPSON'S AIR CONDITIONING

- SALES
- SERVICE
- INSTALLATION
- FREE ESTIMATES NEW UNITS



RUUD



Lic # CAC057941 • Insured

Serving Charlotte County for 22+ Years

941-624-6000

SUDOKU

Puzzle from <https://www.printable-puzzles.com/>

			9		4		6	
		9			8	3	1	5
	8			6		2	9	
	3		7	1		6		
6	4							
				4	3	8		2
	5							
		1		2	6	4	8	
	2				1			6



(Solution on page 35)

Are you looking for a new hobby that's fun and easy?

Why not gift yourself with the magic of music? Join our Beginners' class for 6 weeks of keyboard lessons taught by our talented instructor, Cary.

You will be amazed at how fast you can learn to create songs.

Included with your lessons is an instruction book with 10 songs, the use of a keyboard, and invitations to various fun events: concerts, workshops, games and more.

Some of these events even include lunch.

Give us a call and come in and see what we are all about.

Fletcher Music Centers

941.625.8820

Summer Special:

6 lessons for
Only \$20



We welcome you to join our family!

Meet Your Local **FULL SERVICE** Real Estate Team **TEAM DUPREY**

kW NEW TAMPA
KELLERWILLIAMS. REALTY

REALTOR NATIONAL
ASSOCIATION of
REALTORS®
Official Designation

SRES 



**Competition is what
makes America
GREAT!**



Call Now for Details 813-364-4001 or 813-696-4114

**Our team specializes in 55 plus communities in Pasco
and Charlotte counties and we live in one too. CALL NOW**

**PLEASE CONTACT US if you are Selling to get a free
market analysis and take advantage of our full line of
services. You will not be dissatisfied**

GUARANTEED!

Office 813-364-4001 or Cell 813-696-4114

Email: troydupreyrealestate@gmail.com

susandupreyrealtor@gmail.com



**PINE ISLAND
PEST CONTROL**
& SURROUNDING AREAS, INC.

239-283-7463
PEST CONTROL • LAWN TREATMENT
TERMITE TREATMENT

MENTION
THIS AD FOR
AN EXCLUSIVE
DISCOUNT.

pineislandpestcontrol.net



SUDOKU

SOLUTION

2	1	5	9	3	4	7	6	8
4	6	9	2	7	8	3	1	5
7	8	3	1	6	5	2	9	4
5	3	8	7	1	2	6	4	9
6	4	2	8	5	9	1	3	7
1	9	7	6	4	3	8	5	2
3	5	6	4	8	7	9	2	1
9	7	1	5	2	6	4	8	3
8	2	4	3	9	1	5	7	6





**PORT CHARLOTTE'S PREMIER
REHABILITATION CENTER**

Skilled Nursing | Inpatient Rehabilitation | Outpatient Therapy | Occupational Therapy



LONG TERM CARE ROOMS AVAILABLE FOR IMMEDIATE MOVE IN

PortCharlotteRehab.com | 941-629-7466

*You have a Nail Lady.
You have a HAIR Lady.
You have a TAN Lady.
You have a WAX Lady.
You have a MASSAGE Lady.*

So...
**Do you have
a Mary Kay
Lady?**

MARY KAY
Char Semon
Independent Beauty Consultant
1681 Britannia Blvd, Port Charlotte, FL 33980
810-964-8886
www.marykay.com/csemon
Enriching Women's Loves™

**SAVING A LIFE
EVERY 11 MINUTES!**

HELP at Home
& On-the-Go.

with GPS!

HELP
is on the way.

Get **HELP** fast, 24/7, with
Life Alert®

BATTERIES **NEVER**
NEED CHARGING.

FREE!
FIRST AID KIT
when you order now!

For a **FREE** brochure call:
1-800-583-5683

FLO-TECH SERVICES

Plumbing and Air Conditioning

AIR CONDITIONING

- Servicing All Brands
- Emergency Service
- Maintenance Agreements Available
- Licenced Technicians

PLUMBING

- Emergency Service
- Remodeling Bath & Kitchen Fixtures
- REPIPE PRO'S
- Water Heaters

State Certified
#CFC1426781
#CAC1817540

A Full Service Contractor
For all your service needs, call **941.426.3664**
flo-techservicesinc.com

FREE Estimates

Ask about our York HVAC equipment 10 year labor warranty.

COMMUNITY

Free Estimates

ROOFING OF FLORIDA, INC.



Lic# CCC1330642

"Proudly Serving Your Community" • Family Owned and Operated
100% Maintenance Free Roofs!

We Do All
Roof Overs, Roof Coatings,
Roof Repairs & Inspections
on all Manufactured Homes

800-511-2517



Lifetime Warranty on Labor & Materials!
www.CommunityRoof.com



Pilgrim Church
UNITED CHURCH
OF CHRIST

**We worship Sundays at 9 a.m. Come as you are.
No matter who you are, or where you are on life's journey.**

You are welcome here!



24515 Rampart Boulevard | Port Charlotte, FL 33980

941-629-2633 | www.pilgrimonline.org | office@pilgrimonline.org

WELCOME TO THE WONDERFUL WORLD OF TRAVEL!

Look forward to the trip of a lifetime with **Concierge Cruises Travel Agency!**

We at Concierge Cruises are here to serve you the best dream vacation experience as a full-service travel agency. We specialize in individual & group travel.

- Payment Plans Available
- We Will Obtain Electronic Documents & Luggage Tags
- Cruise Night Events
- Promotional & Give-Away Items

conciergescruises@yahoo.com
conciergescruises.biz

Georgene & Steven Malovich
Travel Agents & Owners

239-772-1840

Leslee Clemens, Travel Agent
Lynnette Lydic, Travel Agent

239-810-0095



Winner Gulfshore Life Magazine Top Travel Agency in SW Florida 2026



HVAC Comfort Solutions

At Florida Comfort, we're dedicated to meeting all your home comfort needs. Whether it's Air Conditioning, Heating, Ductless Mini-Splits, Indoor Air Quality, or Insulation, our expert team is here to ensure your home stays comfortable and safe!



Our Services



Air Conditioning

Installation
Repair
Maintenance Plans
Ductless Mini Splits



Heating

Installation
Repair
Maintenance Plans
Multiple Heating Options



Indoor Air Quality

UV Lights
Oxidizers for Odor Removal
Filtration
Ventilation



Insulation

Increase Attic R-Value
Increase Roof Strength
Blown-In Insulation
Spray Foam



Why Choose Us?

At Florida Comfort, we're a local, family-owned business dedicated to providing the best service with professionally trained technicians. We guarantee our workmanship, ensuring reliable, high-quality service every time!

- ✓ Local HVAC Company
- ✓ Quality Guarantee
- ✓ Professional Technicians
- ✓ Personalized Solutions

Contact Us



941-800-5701

- 17194 Toledo Blade Blvd
- FloridaComfortAC.com
- FloridaComfortAC@gmail.com



NOVEMBER 2026

BATLINER REPORT

WE LIVE IN KINGS GATE • WE PLAY IN KINGS GATE • WE KNOW HOW TO SELL KINGS GATE!

KINGS GATE RESALE SALES ARE UP!

In the chart below you can see that the first 3 quarters of resale homes in 2026 have exceeded the entire year of sales for each of the past 4 years. We get people asking us all the time - what is driving sales:

- **Inventory** - we entered 2026 with an abundance of inventory - that number is somewhat back to normal now - but when we do have a lot of inventory, it greatly increases the chances of buyers being able to find a home that meets their needs.
- **NO Storms** - the past 2 years we have enjoyed no disruption from a hurricane.
- **Lower prices** - Over the past couple of years the prices of homes in Florida and in particular in SW Florida have come down in price. We have had many buyers recognize the fact that "Florida looks like its on sale" and they wanted to buy a home now before prices start to rise again.
- **Possible lower taxes** - we have also had some buyers that were keenly aware of the new proposed homestead exemption and that was an influence in them choosing Florida.

Generally speaking, peak time for home buying activity is November to March - so in addition to the momentum created by sales in the first 3 quarters of 2026 - we now enter prime time. If you are interested to get a FREE CMA from Team Batliner and/or have any other question - please reach out at anytime. We are always happy to help.

RESALE HOMES IN KINGS GATE

	2022	2023	2024	2025	2026
Q1	15	10	19	17	18
Q2	11	14	13	9	22
Q3	11	8	12	11	14
Q4	7	9	8	8	
TOTAL	44	41	52	45	54

ALL DATA PER STELLAR MLS


Team Batliner
 Dynamic Duo = Dynamic Results



JOHN & CINDY

NUMBER 1
 IN KINGS GATE

CALL TODAY
FOR A FREE
MARKET ANALYSIS
941-585-7573

LASER
FOCUSED
 ON KINGS GATE



FOLLOW US ON FACEBOOK at Team Batliner, Keller Williams Realty Peace River Partners
ASK ABOUT OUR DISCOUNTED RATES
WWW.TEAMBATLINERS.COM